



February 10, 2010

Representative Terry Van Akkeren  
State Capitol, Room 220 North  
P.O. Box 8953  
Madison, WI 53708

**SUBJECT: ASSEMBLY BILL 519 & SENATE BILL 463  
CITY OF SHEBOYGAN, WISCONSIN  
TAX INCREMENTAL FINANCE DISTRICT NUMBER SIX**

Dear Representative Van Akkeren:

As you are aware, the City of Sheboygan is requesting approval of an Act to amend 66.1105(6)(am)2.c. and 66.1105(7)(at) of the statutes; relating to: extending the expenditure period of a tax incremental district in Sheboygan. Such expenditures may be made no later than 26 years after the tax incremental district is created, and may be made through December 31, 2017.

As background, TIF District Number 6 encompasses a portion of downtown Sheboygan, as well as the South Pier District. The area known as South Pier District was acquired by Sheboygan's Redevelopment Authority in 2001 for redevelopment purposes. The 42-acre brownfield site, at the convergence of the Sheboygan River and Lake Michigan, was formerly owned by C. Reiss Coal Company. For over 100 years, the property was used for storage of coal, salt, fertilizer, and petroleum. Since acquisition of the parcel, an enormous amount of time, energy, local and private financial resources, and state and federal aids and grants have been committed to the mixed-use redevelopment project. Based on an estimated tax base increase of over \$100 million during the life of the TIF District, the City expended over \$10 million in public infrastructure improvements, including over \$3 million in remediation costs. The District also contains Pentair, a water filtration company that moved its manufacturing operations, eliminating approximately 300 jobs in Sheboygan.

Given the current economic conditions, and the need to make additional expenditures within the district in order to further development, passage of the Act is critical. This amendment will simply modify the expenditure period to mirror Tax Incremental Finance legislation language that was passed several years ago extending expenditure periods, the life of districts, etc., in communities throughout Wisconsin. When the changes were approved, TIF District Number 6 in Sheboygan did not realize those amendments due to legislative changes that had been enacted in the past to extend its life and expenditure period. Those changes were extremely beneficial at the time in order to move projects forward, however those specific changes exempted Tax Incremental District Number 6 from the very beneficial legislative amendments that occurred a few years ago.

Thank you in advance for your support and your continued dedication to the City of Sheboygan and its residents.

Sincerely,  
Paulette Enders  
Director of Planning & Development

DEPARTMENT OF  
PLANNING &  
DEVELOPMENT

CITY HALL  
828 Center Ave., Suite  
104  
SHEBOYGAN, WI  
53081